



APPLICATION SPECIAL USE PERMIT

ADMINISTRATIVE CHANGE OF OWNERSHIP OR MINOR AMENDMENT

☒ Change of Ownership ☐ Minor Amendment

[must use black ink or type]

PROPERTY LOCATION: 4670 DUKE STREET, ALEXANDRIA VA 22304

TAX MAP REFERENCE: 059.01-0A-0002

ZONE: CG

APPLICANT

Name: DOGWOOD PETROLEUM REALTY LLC

Address: 6820 B COMMERCIAL DRIVE, SPRINGFIELD VA 22151

PROPERTY OWNER

Name: GTY CPC LEASING INC

Address: 2 JERICO PLAZA WING C, SITE 110, JERICO, NY 117531681

SITE USE: AUTOMOBILE SERVICE STATION

Business Name:

Current: SHELL

Proposed (if changing):

☒ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Change in Ownership**, in accordance with the provisions of Article XI, Division A, Section 11-503 (5)(f) of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having read and received a copy of the special use permit, hereby agrees to comply with all conditions of the current special use permit, including all other applicable City codes and ordinances.

☐ **THE UNDERSIGNED** hereby applies for a Special Use Permit for **Minor Amendment**, in accordance with the provisions of Article XI, Division A, Section 11-509 and 11-511 of the 1992 Zoning Ordinance of City of Alexandria, Virginia.

☒ **THE UNDERSIGNED**, having obtained permission from the property owner, hereby requests this special use permit. The undersigned also attests that all of the information herein required to be furnished by the applicant are true, correct and accurate to the best of his/her knowledge and belief.

EYOB MAMO, PRESIDENT

Print Name of Applicant or Agent

6820 B COMMERCIAL DRIVE

Mailing/Street Address

SPRINGFIELD VA 22151

City and State

Zip Code

Signature

703-750-6810

Telephone #

mmoorefield@capitolpetro.com

Email address

2/14/2017

Date

MARISA MOOREFIELD.

703-750-6817

Fax #

DO NOT WRITE IN THIS SPACE - OFFICE USE ONLY

Application Received: _____

Fee Paid: \$ _____

Legal advertisement: _____

ACTION - PLANNING COMMISSION _____

ACTION - CITY COUNCIL: _____

The following information must be furnished to the Department of Planning and Zoning to determine if the current use conducted on the premises complies with the special use permit provisions and all other applicable codes and ordinances.

1. Please describe prior special use permit approval for the subject use.

Most recent Special Use Permit # APPROVED SUP # 1324-C

Date approved: 10 / 05 / 1993
month day year

Name of applicant on most recent special use permit STAR ENTERPRISE

Use AUTOMOBILE SERVICE STATION

2. Describe below the nature of the existing operation in detail so that the Department of Planning and Zoning can understand the nature of the change in operation; include information regarding type of operation, number of patrons served, number of employees, parking availability, etc. (Attach additional sheets if necessary.)

EXISTING USE: AUTOMOBILE SERVICE STATION. NO CHANGES PROPOSED.

3. Describe any proposed *changes* to the business from what was represented to the Planning Commission and City Council during the special use permit approval process, including any proposed changes in the nature of the activity, the number and type of patrons, the number of employees, the hours, how parking is to be provided for employees and patrons, any noise emitted by the use, etc. (Attach additional sheets if necessary)

NO CHANGES PROPOSED.

Special Use Permit #

APPROVED SUP # 1324-C

2017-00015

4. Is the use currently open for business? ☒ Yes ☐ No

If the use is closed, provide the date closed.

____/____/____
month day year

5. Describe any proposed changes to the conditions of the special use permit:

NO CHANGES PROPOSED

6. Are the hours of operation proposed to change? ☐ Yes ☒ No

If yes, list the current hours and proposed hours:

Current Hours:

Proposed Hours:

7. Will the number of employees remain the same? ☒ Yes ☐ No

If no, list the current number of employees and the proposed number.

Current Number of Employees:

Proposed Number of Employees:

8. Will there be any renovations or new equipment for the business? ____ Yes X No

If yes, describe the type of renovations and/or list any new equipment proposed.

9. Are you proposing changes in the sales or service of alcoholic beverages? ____ Yes X No

If yes, describe proposed changes:

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10. Is off-street parking provided for your employees? ☒ Yes ☐ No
If yes, how many spaces, and where are they located?

11. Is off-street parking provided for your customers? ☒ Yes ☐ No
If yes, how many spaces, and where are they located?

12. Is there a proposed increase in the number of seats or patrons served? ☐ Yes ☒ No
If yes, describe the current number of seats or patrons served and the proposed number of seats and patrons served. For restaurants, list the number of seats by type (i.e. bar stools, seats at tables, etc.)

Current:

Proposed:

13. Are physical changes to the structure or interior space requested? ☐ Yes ☒ No
If yes, attach drawings showing existing and proposed layouts. In both cases, include the floor area devoted to uses, i.e. storage area, customer service area, and/or office spaces.

14. Is there a proposed increase in the building area devoted to the business? ☐ Yes ☒ No
If yes, describe the existing amount of building area and the proposed amount of building area.

Current:

Proposed:

15. The applicant is the (check one) ☐ Property owner ☒ Lessee

☐ other, please describe: _____

16. The applicant is the (check one) ☒ Current business owner ☐ Prospective business owner

☐ other, please describe: _____

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17. Each application shall contain a clear and concise statement identifying the applicant, including the name and address of each person owning an interest in the applicant and the extent of such ownership interest. If the applicant, or one of such persons holding an ownership interest in the applicant is a corporation, each person owning an interest in excess of ~~ten~~ ^{three} percent (3%) in the corporation and the extent of interest shall be identified by name and address.

For the purpose of this section, the term "ownership interest" shall include any legal or equitable interest held in the subject real estate at the time of the application. If a nonprofit corporation, the name of the registered agent must be provided.

Please provide ownership information here:

DOGWOOD PETROLEUM REALTY, LLC LEASES

4670 DUKE ST, ALEXANDRIA, VA 22304 FROM GTY-CPG (VA/DE) LEASING INC.

UNDER THE UNITARY NET LEASE AGREEMENT DATED MAY 9, 2013.

THE UNITARY NET LEASE AGREEMENT EXPIRES ON MAY 31, 2028.

EYOB MAMO , 85% owner , 6820 B Commercial Drive.
 GERALD SCHAEFFER 15% owner . Springfield, VA 22151.

6820 B Commercial Drive.
 Springfield, VA 22151.

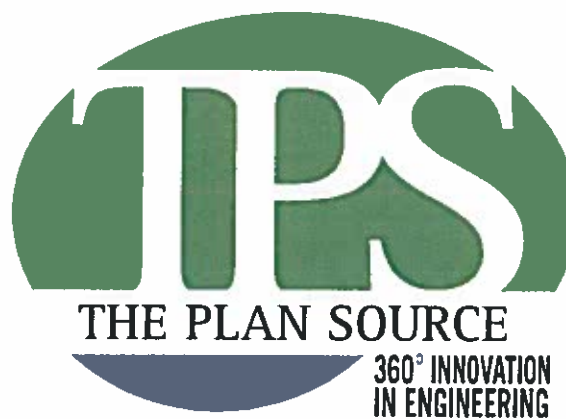
SUP 2017-0005

OPERATIONS PLAN

4670 DUKE STREET, ALEXANDRIA, VA 22304

PREPARED BY

THE PLAN SOURCE INC.
8565 D SUDLEY ROAD
MANASSAS, VA 20110



February 15, 2017

4670 DUKE STREET, ALEXANDRIA VA 22304



The existing service station is being operated under the conditions of SUP #1324-C since 1993. Since then ownership has changed from Star Enterprise to GTY CPG Leasing Inc and being operated by Dogwood Petroleum Realty, LLC as tenants.

Star Enterprises had branded the store as Texaco, which is no longer a current brand in the United States. It is a now a Shell automobile service station.

Dogwood Petroleum Realty, LLC is an established Fairfax County based petroleum retailer operating over 100 area service stations.

Due to a recent interior fire, the tenant has applied for a building permit to reconstruct the roof, electrical and HVAC systems as is. The reconstruction scope will maintain the exterior and interior architectural layouts the same. No changes are proposed to the site, landscaping, signage (as Shell Branding), lighting, drainage or traffic circulation.

Upon advice by City staff, the tenant hereby submits an application for an SUP Administrative Change of Ownership.

February 15, 2017

^A
4670 DUKE STREET, ALEXANDRIA VA 22304



AERIAL VIEW

February 15, 2017

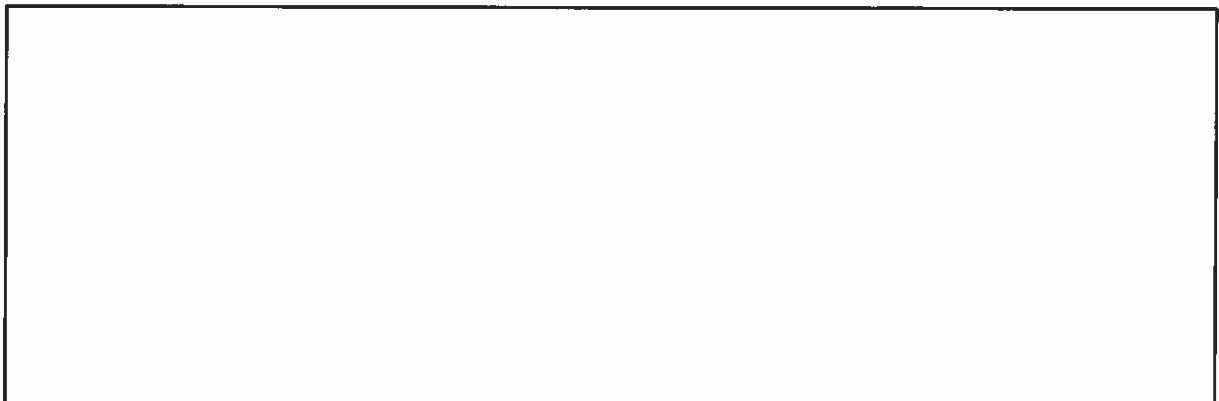
4670 DUKE STREET, ALEXANDRIA VA 22304



FRONT STREET VIEW

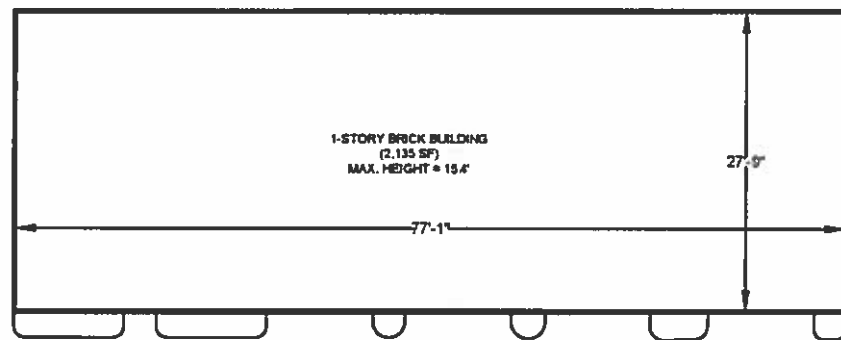


SIDE STREET VIEW

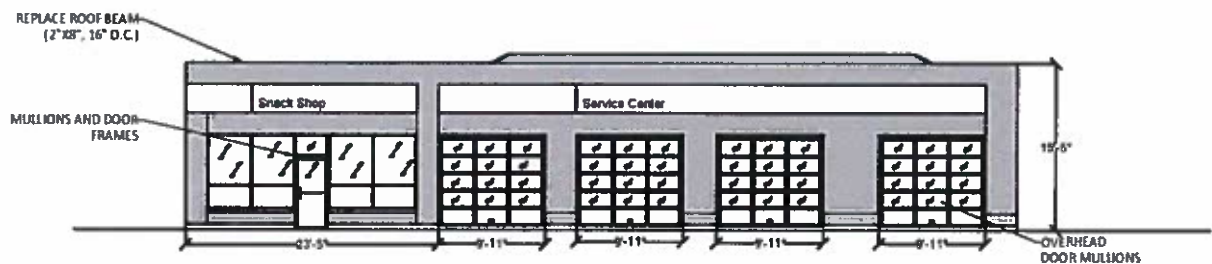


February 15, 2017

4670 DUKE STREET, ALEXANDRIA VA 22304



1 EX-FOOT PRINT



2 EX-FRONT ELEVATION

FRONT ELEVATION USED FOR
BUILDING PERMIT APPLICATION